

City of Lake Alfred
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Lake Alfred, Florida 33850



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**AGENDA
CITY COMMISSION MEETING
MONDAY FEBRUARY 1, 2021
7:30 PM
CITY HALL**

Call to Order: Mayor Nancy Z. Daley

Invocation and Pledge of Allegiance:

Roll Call: Linda Bourgeois, City Clerk

City Manager & City Attorney Announcements:

Recognition of Citizens: Items that are not on the Agenda

Retirement of Wil
Employee Service Recognitions
National Black History Month Proclamation

Consent Agenda:

- 1.) City Commission Meeting Minutes for January 19, 2021
- 2.) City Commission Announcements

Agenda:

- 1.) Public Hearing: Ordinance 1439-20: ULDC Comp Plan Text Amendment
- 2.) Public Hearing: Ordinance 1440-20: ULDC Rewrite
- 3.) Public Hearing: Ordinance 1443-20: Comp Plan FLU Map Series
- 4.) Public Hearing: Ordinance 1444-20: ULDC Map Series
- 5.) Resolution 05-21: Preliminary Plat: Polk County Government Center

Recognition of Citizens: Please Limit Your Comments to 5 Minutes.

Commissioner Questions and Comments:

Commissioner Maultsby
Mayor Daley
Vice Mayor Dearmin
Commissioner Lake
Commissioner Eden

Adjourn

**LAKE ALFRED CITY COMMISSION MEETING
FEBRUARY 1, 2021**

Consent Agenda:

All matters listed under this item are considered to be routine, and action will be taken by one motion without discussion. If a discussion is requested by a Commissioner, that item(s) will be removed from the Consent Agenda and considered separately.

1.) City Commission Meeting Minutes for January 19, 2021

Attachments:

- Draft Minutes

Analysis: Please review the minutes at your earliest convenience, and if there are any questions, comments, or concerns, please contact the City Clerk Linda Bourgeois at (863) 291-5270.

2.) City Commission Announcements

Analysis: Each of the meetings/ events scheduled below may constitute a public meeting at which two or more City Commissioners or Board Members may attend and discuss issues that may come before the City Commissioners.

DATE	MEETING/ EVENT	LOCATION	TIME
2/11	Planning Board	City Hall	Canceled
2/15	City Commission	City Hall	7:30 pm

Should any person decide to appeal any decision made at a meeting, or any meeting announced in this agenda, such person will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made in accordance with the American with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk not later than four days prior to the proceeding at 863- 291-5270.

**LAKE ALFRED CITY COMMISSION MEETING
FEBRUARY 1, 2021**

AGENDA

- 1.) Ordinance 1439-20: Comp Plan Amendment: ULDC Rewrite**
 - 2.) Ordinance 1440-20: Unified Land Development Code Rewrite**
 - 3.) Ordinance 1443-20 Comprehensive Plan Map Series**
 - 4.) Ordinance 1444-20: Unified Land Development Code Map Series**
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Issue: The City Commission will consider an amendment to the City's Comprehensive Plan, Comprehensive Plan Map Series to accommodate the proposed Unified Land Development Code rewrite and an ordinance to rewrite the City's ULDC and Unified Land Development Code Map Series.

Attachments:

- Ordinance 1439-20 and DEO 20-01ACSC Comment Letter
- Ordinance 1440-20
- Ordinance 1443-20 and DEO 20-02ACSC Comment Letter
- Ordinance 1444-20
- Staff Report
- Planning Board Minutes
- Supporting Documents/Reports

Analysis: In December of 2018, the City Commission awarded a task order to GAI consultants to assist with a rewrite of the City's land development code. In January of 2019, the City Commission approved a grant received from the Florida Department of Economic Opportunity to assist the City with updating the comprehensive plan and ULDC in relation to the Green Swamp Area of Critical State Concern. The Central Florida Regional Planning Council performed the tasks associated with the grant.

In February of 2019 a joint workshop was held between the City Commission and Planning Board. Key concepts and goals of the rewrite were presented in collaboration with GAI, the CFRPC, city staff, the water management district, and other stakeholders. The next year and a half have been spent undertaking the Herculean task of rewriting a 450 page document originally adopted in 1993 to not only bring it up to date with current concepts but to lay the foundation for future growth for the next twenty-five years.

The proposed ordinances represent a milestone achievement in the completion of the original goal of the rewrite. The substantive goals including: streamlining the development approval process; consolidating zoning districts into fewer categories with wider standards to allow better flexibility and responsiveness to the market now and in the future (i.e. future proofing the code and hopefully reducing the need for site specific custom zoning/PUDs); increasing design standards for roads and new residential development (i.e. water star, garage setbacks, design variation, traffic calming/design speed, streetscaping/aesthetics, vehicle/pedestrian connection hierarchies) have all been addressed. Modernizing the code to reflect changes since 1993 has also been accounted for including provisions for: using GIS data for wetland boundaries, food trucks, micro-breweries, and home occupations.

On Tuesday, September 8, 2020, the Planning Board held a public hearing on the proposed Comprehensive Plan text Amendment and the Unified Land Development Code text amendment.

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FEBRUARY 1, 2021**

Both received a unanimous vote (5:0) to provide a recommendation of approval to the Lake Alfred City Commission.

On September 24, 2020, the City Commission approved on first reading the proposed rewrite of the Unified Land Development Code (ULDC) and the associated amendment to the Comprehensive Plan.

On Tuesday, October 13, 2020, the Planning Board held a public hearing on the proposed Comprehensive Plan Map Series and the Unified Land Development Code Map Series and unanimously voted (5:0) to provide a recommendation of approval to the Lake Alfred City Commission with the staff recommended changes.

On October 19, 2020, The City Commission approved on first reading the proposed Comprehensive Plan Map Series and the Unified Land Development Code Map Series.

The maps for the Comprehensive Plan and the ULDC include the future land use and zoning district associated with each parcel in the City. The revisions to the ULDC and the Comprehensive Plan necessitate changes and additions to both map series. The updated maps identify areas associated with the proposed development standards, including the Overlay Districts for the Green Swamp Area of Critical State Concern, Downtown Overlay District, Historic Districts, Planned Unit Developments, and Joint Planning Areas. Lastly, two new specialty maps for the Development Limitations and Roadway Classifications have been added to the map collection.

All requests were transmitted to the Department of Economic Opportunity (DEO) for a State Coordinated Review on the Comprehensive Plan (DEO 20-01ACSC) and the Comprehensive Plan Map Series (DEO 20-02ACSC). The ULDC text and ULDC Map Series amendments were sent for cursory review.

In letters dated December 23, 2020, DEO responded with one (1) objection and three (3) comments to the proposed comprehensive plan amendments. Staff has discussed the comments with DEO and their commenting agencies with great success and feels that all items have been addressed. If approved, the comprehensive plan amendments will become effective 31 days after the state land planning agency notifies the City that the plan amendment packages are complete. The ULDC amendments will become effective after the comprehensive plan amendments are effective and after DEO approval. DEO has 60 days to render an opinion on the proposed land development regulations.

Staff Recommendation: Approve Ordinance 1439-20 on second and final reading.

Staff Recommendation: Approve Ordinance 1440-20 on second and final reading.

Staff Recommendation: Approve Ordinance 1443-20 on second and final reading.

Staff Recommendation: Approve Ordinance 1444-20 on second and final reading.

**LAKE ALFRED CITY COMMISSION MEETING
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5.) Resolution 05-21: Preliminary Plat: Polk County Government Center

Issue: The City of Lake Alfred will consider the preliminary plat for the Polk County NE Government Center subdivision.

Attachments:

- Resolution 05-21
- Staff Report
- Planning Board Minutes Draft

Analysis: Polk County is requesting approval of a preliminary plat on approximately 29± acres located south of Old Haines City Lake Alfred Road, north of US Highway 17/92 West, and east of Government Center Boulevard. On January 4, 2021 the City Commission approved the Future Land Use Classification of Public Buildings and Grounds via Ordinance 1445-20. On that same date, the City Commission approved Ordinance 1446-20 changing the zoning designation to Public Buildings and Grounds (P-B). Staff has worked with the applicant to ensure conformance with regulation 7.06.05.01 in the ULDC. The plat requirements have also been reviewed by the consulting City Attorney, engineer and surveyor.

On Tuesday, January 14, 2021, the City of Lake Alfred Planning Board held a public hearing on the proposed preliminary plat and voted (4:0) to provide a recommendation of approval to the Lake Alfred City Commission.

Staff Recommendation: Recommend that the City Commission approve the proposed preliminary plat of the Polk County NE Government Center.